

Previous references.

Serial Nos. /- 2.

(Banking)

Bank. 809: 88 23.25.

B. Feb 12. 88 1st 4. Banks - 11.

6 Sept 12 86 3.45 S. bank 10-12

GENERAL AND REVENUE SECRETARIAT.

Serial Nos. 1-2

Part B. for August 1919

Approving of the transfer of the estate
of ^{10000 Rs. to be paid by} Mr. G. Rajarao, an indebted member of
the ~~Agricultural~~ ^{Coffee} Bank at Chikmagalur
to Mitter Mahadewaigion certain conditions

1) From the deput. Commr^r, Kadiar Dist
on 4.8.28 7.09

Request approval of Govt. to the transfer of Mr. G. Rajarao's estate & debts only here to Nittur Mahadevaia on certain conditions.

F1 1313-4-~~P.0000~~

Dy. Comr. Nadur, and
Comptr.

Sanctioning the recommendation of the Deputy Commissioner, to permit Raja Rao, an indebted member of the late coffee bank at Chikmagalur to transfer on certain conditions his mortgaged property with the debt secured by it to one Nittur Mahadevayya.

190 9. 10

GENERAL AND REVENUE SECRETARIAT.

(Banking)

NOTES.

File No. 8

FILE HEADING.

Agricultural Bank at Chik-
magalur

From

The Dy Commr, Kadur Dist

No. 41 / Dated 28th July 09 Received 30.7.09

Diary No. 528

Enclos. /

Spare Copies

Serial No. /

BRIEF ABSTRACT OF LETTER.

Requests approval of Govt. to the transfer of the estate of Mr. G. Raja
 One an indebted member of the above
 Bank to better his position on
 certain conditions

NOTES AND ORDERS.

1 attention is invited to para 5 of the
 letter wherein it is stated that the
 transferee agrees to pay Rs 625-5-9
 in 20 annual instalments for a
 property now estimated at Rs 1000 Rs.

Serial
No.

In para 6 the reason for
this Securing our said trans-
action is mentioned & its
advantage to Govt explained
2) Clauses 3 & 4 of the
Conditions of transfer proposed
by the Dy Commissioner seem
superfluous in view of
the Govt. para of G.O
No. 7135-26-8 & 16-1-08 which
will be equally binding
on the transferee as it
was binding on the Dy
Comm

Subd
but
3/8
not
off.

3) Please put up a draft
Sanctioning the Dy
Comm's recommendation.

The present value of the Estate is
only Rs 1000 while the amount
payable to Govt is nearly Rs 6000.
It is also stated that the debtor has
no other property to offer as
collateral security; nor has he
the means for working his Estate
and preventing its deterioration.
In such cases it seems better

Serial
No.

to permit the transfer of the property
to the person who, from what the
Dy Cr. States, appears to be
earnest in improving the Estate.
It is reported that he has already
spent betⁿ Rs 300 & Rs 400
on the Estate & is also prepared
to offer a collateral security
worth Rs 300. N. Mahadevayya
who has offered to take up
the Estate & hold himself
responsible for the debt due
to Govtⁿ ^{apparently} considers that he need
pay only the full amount of
the loan, namely, Rs 4626-5-9
without the interest. Vide
para 5 of the Dy Cr's letter
which contains the terms of
his offer. The Dy Cr however
rightly proposes that 'he sh^d.
agree to pay the whole loan
with interest'. Please see
condition no 1 mentioned in
para 8 of the Dy Cr's letter.

M. H. 8.9

The Value of the property offered

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as collateral security is comparatively
small and the proposed transfer
would be more acceptable if
property worth more were given
by Mahadeyya as additional
Security—

mul
7-8-9

Draft Subd

but
9-8-09

mul
9/8
Genl Secy

mul
10-8-9

2063
14-8-09

5 Ma. be appd—

Slender

138009
2-7-2

6 Draft appd by Mr. Dewan

25
207009

138009

138009

To The Dy Commr Kadur
" Comptroller
No 1313-4 of 27-8-09

Serial
No.

Permits Raja Rao to transfer
his mortgaged estate to & make
devayya on the conditions re-
commended by the Dy Commr.

10/7/09

5528

1909-10

B

From,

The Deputy Commissioner,
Madras District.

To,

The Secretary to the Govern-
ment of H. H. The
Maharaja of Mysore.
Genl & Rev. Depart.

Dated

23rd

Despatched 25th 28th July 1909.

Received

General No.

No.

Enclosure No. /

Submitting for the orders of Govt.
the case of Mr. G. Raja Rao,
member of the late Chikmagalur
Coffee Bank, transferring his
Estate & debts due to Govt. to
one Mr. Nittoor Mahadwayya

Office of the Deputy Commissioner,
Kadur District.

Dated, Chikmagalore, the 23rd Jul 1909.

K.R.Srinivasa Iyengar Esquire, M.A.,
Deputy Commissioner,

K.S.Chandrasekhara Iyer Esquire, B.A., B.L.,
Secretary to the Government of Mysore,
General and Revenue Departments.

Sir,

Adverting to Government Order No. Fl.3529-33/P.07-17 dated 16th January 1908, issuing certain instructions for recovering from the indebted members of the late Agricultural Banks at Chikmagalur and Saklespur, debts due to Government of them and stating in para 4 thereof that the Deputy Commissioner will be competent to allow the owners to transfer the mortgaged Estates or other property to other persons under certain conditions, with the approval of Government, I have the honor to submit herewith for the orders of Government the case of Mr G.Raja Rao, one of the indebted members of the late Chikmagalur Bank, who desires to so transfer his debt and his property to one Nittur Mahadevayya.

✓
(para 4)

2. After the audit of the accounts of the Chikmagalur Bank in 1905-06, the following amounts were found to be due to it by Mr.Raja Rao, viz., Rs.4020-0-9 towards Principal and Rs.1285-10-5 towards accumulated interest - or a total of Rs.5305-10-4. The annual instalments fixed for repayment of the said sums in the course of 20 years thereafter as in the case of other members was, Rs.404-11-0. Mr.Raja Rao only paid Rs.129-14-0 in June 1906 and has since then made no attempt to pay up his dues.

In the meantime, finding himself unable to work the

Estate, he arranged for its transfer to one Nittur Mahadevayya, and accordingly left the Estate in his management about two years ago, in anticipation of the approval of Government.

4. It is ascertained that the Estate was in a very bad and neglected condition before it was handed over to Mahadevayya and that since he took possession of it he has spent some money over it and improved it to an appreciable extent. Extract from the inspection notes of Mr. Pilkington on this point is herewith submitted for perusal.

5. Though the Estate is not, in its present condition, estimated by Mr. Pilkington to be worth more than Rs.1000/-, Mahadevayya has agreed to take it up for the full amount of the loan (i.e., Rs.4620-5-9) due from Mr. Raja Rao, in view of the facility that he would have for the repayment of the amount in 20 annual instalments and also in the hope that he might gradually improve the Estate and enhance its value to the extent of the amount of the loan for which he is now prepared to take it up.

6. If Mr. Raja Rao were in a position to offer any collateral security for the loan or if he had any other properties besides the Estate which could be proceeded against for the loan, I would have hesitated to recommend the transfer of the loan from his name to that of Mahadevayya. But it is ascertained that he has no other property which he *could* offer as collateral security for the loan, and that he has not even got the funds required to work the Estate annually. If the Estate were to be sold at present, it is not expected to fetch more than Rs.1000/-, while by transferring it to Nittur Mahadevayya there is the chance of our recovering the full loan or at least of realizing a much larger amount, if it were put up for sale at any future date, since he is taking considerable pains to improve it

and has been enthusiastically working at it. As a proof of the earnestness of his desire to work up the Estate to the best advantage, Mahadevayya has agreed to offer as collateral security, S.No.41b of Hirekolale village of Chikmagalur Taluk which is 8 acres 13 guntas in extent bearing an assessment of Rs.8-8-0. This land has been valued by the Panchayetdars at only Rs.300/-; but even this is better than having no collateral security at all - which is the case with Mr.Raja Rao.

7. I am of opinion that by transferring the loan of Mr. Raja Rao to Mahadevayya, the Government will not be in any way worse off but will, on the contrary, be in a more advantageous position, since in the place of a man who can offer no collateral security and who is daily allowing the Estate to deteriorate for want of funds to work, we shall have a person who offers some security, however small, and who is earnest and enthusiastic about the working of the Estate.

8. In these circumstances, ~~of the case~~, I request you to be so good as to obtain the approval of the Government to the transfer of the Estate and debts due to Government by Mr.G.Raja Rao, to Mr.Nittur Mahadevayya on the following conditions:-

(1) that Mr.Nittur Mahadevayya agrees to bind himself to the Government on account of the late Chikmagalur Agricultural Bank to repay the whole loan with the interest thereon, as it now stands against the name of Mr.Raja Rao, and on the ^{new} terms (just the same as those ^{by} which Mr.Raja Rao is liable to Government for the repayment of the debts due by him.

(2) that in view of the fact that 4 years out of the 20 years granted for the repayment of the

loan etca., have passed away, Mr.Nittur Mahadevayya bind/himself to repay the loan within the next 10 years commencing from 1909-10, the payment falling due on or before the 30th June of each year, as in the case of other members of the Bank.

- (3) that whenever it is found that Mr.Nittur Mahadevayya has been suffering the Estate to deteriorate or to lose its value, the Deputy Commissioner shall be at liberty to proceed to recover the full amount of the loan under the rules in force.

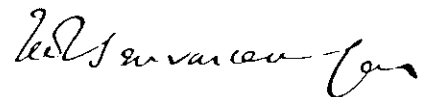
and,

- (4) that further, in case of Mr.Nittur Mahadevayya making default in the payment of the annual instalments, the Deputy Commissioner will be at liberty to recover the full amount of the loan by the sale of the Estates as well as also of the land offered by Mahadevayya as security for the loan.

I have the honor to be,

Sir,

Your most obedient servant



Deputy Commissioner,

Kadur District.

Mr.G.S.Raja Rao,

Inspected 4-3-09.

WOS MATT UDEVA

About acres 14 all practically
abandoned until December 1907.

I was met by Mr.N.Mahadevaiya, the applicant for the transfer of Mr.Raja Rao's debt to himself, as reported in my inspection Notes of 5-12-07.

I found that he had only done a little work since my last inspection as, Government not having decided to accept his proposals, he has been afraid to proceed, lest after all the place be put up to auction.

He has however, finished clearing the Estate of landana; has cut out a good deal of the bad shade and is proceeding with this work; has pruned a good many of the better trees near the bottom; and has made a small nursery and built a small house.

x x x x x

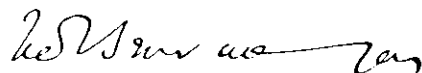
I consider that Mr.Mahadevaiya must have spent between Rs.300/- and 400/- on the property during the past 10 months.

Signed/ H.Pilkington,

Inspector of Coffee Estates.

- - - - -

" E X T R A C T "



Deputy Commissioner,

Kadur District.

21/2

Fair Draft

7
1

G.R.S. 28]

File No. 8

Serial No. 2

Diary No. of letter replied to 528

Proceedings of the Government of His Highness
the Maharaja of Mysore.

GENERAL AND REVENUE
SECRETARIAT.

(Ban King
f

READ—

G.O. No. H 35-29-33/

133-07-17 & 16th January 1908

, the

190

Date of issue

27 August 1908

Signed by

M. S. Srinivasan

stating that the Dy.
Commissioner may, with the
approval of Govt. permit
owners of properties now
-granted to the
~~ORDER THEREON - No.~~
State Bank at Sakles
pur & Chikmagalur to
transfer such property
to other persons on terms
similar to those allowed
to them at a price which
under the circumstances
over

SUBJECT

22
may be considered fair
& reasonable, provided that
the transferee is solvent
& of a satisfactory
character.

2) Letter No 41 of 23rd
July 09 from the Dy
Commr Madras Dt.
reporting that G Raja
Row an indebted member
of the late coffee Bank
at the Madras desires
to transfer his property
with the debt secured
by it to one brother
Mahadevayya & recom-
mending sanction to
the transfer.

order thereon No 961313-4

27-8-09

In the circumstances
explained by the Dy
Commr his recommend-
ation to permit Raja
Row to transfer his
mortgaged estate to

GENERAL AND REVENUE
SECRETARIAT.

(Continuation Sheet draft form.)

Note to the Dy Commr
Pajur under
disposal

For
recovery of

ple

A. Mahadwayya is
sanctioned out of the follow-
ing conditions:

(Here reproduce the
terms mentioned in para
8 of the Dy Commr's letter)

13809
Secretary

To Mr. 1289

The Dy Commr Kader
" Reomfita 54

Mr
1289